

December 24, 2019

Mr. Ben Swanson, Community Development Director  
and City Planning Review Staff  
City of Monroe  
806 West Main Street  
Monroe, WA 98272

RECEIVED  
12/27/2019  
CITY OF MONROE

Re: **Kestrel Ridge PRD—CPH Project No. 0026-19-016**  
**Consistency with Planned Residential Development (PRD) Decision Criteria**

Mr. Swanson and Planning Staff,

The *Kestrel Ridge PRD* project is a proposed Planned Residential Development (PRD) conforming with the applicable provisions of City of Monroe municipal code (MMC) Chapter 18.84. This new 46-lot residential community will occupy an assemblage of three existing real parcels totaling approximately 8.76 acres in the City of Monroe, Washington. The properties that comprises the project site are currently zoned R4, *Low Density Residential*. The site is allowed a base density of 35 residential lots (4.00 du/acre) based on this zoning designation and the standard subdivision criteria outlined in MMC 18.84.120, which includes provisions for up to a 30 percent density bonus. This density bonus allows for up to a total of 46 units based on the gross site acreage. This letter of consistency with the PRD decision criteria is accompanied by and is a part of a complete subdivision and PRD application to the City of Monroe which includes preliminary site and development plans. Reduced copies of the *Preliminary Site Plan* and *Parks, Recreation, and Open Space Plan* are enclosed with this correspondence for reference and convenience.

The *Kestrel Ridge PRD* project proposes 46 new detached single-family residential homes. The general topography of the site slopes southeasterly from the higher elevations at the north and west edges toward the east and south boundaries with a total elevation relief of approximately 42 feet.

The site plan that accompanies this PRD application has been designed consistent with the intent of MMC 18.84 to promote "...creativity in site layout and design...to protect and enhance environmental features, and provide other public benefits." These objectives were achieved in-part out of necessity to accommodate the existing topographic conditions and the encumbrance of an existing regional utility (natural gas and City water) corridor that crosses over the northwest corner of the site. The plan makes use of the undevelopable, encumbered area of the site and integrates them into active and passive recreation amenities to satisfy the overall park, recreation, and open space areas/program requirements of the project.

The following is a summary of the key elements of the project as they conform to the decision criteria listed in MMC 18.84.120:

- A. The PRD is in accordance with the comprehensive plan

***The City's Comprehensive Plan designates the properties that are the subject of this PRD subdivision as Low Density Single-family Residential (R4) zoning. The project conforms to the bulk requirements specified by Monroe Municipal Code (MMC) 18.10.140 for the R4 zone. The project proposes to improve and extend existing public roads, storm drainage, water, and sanitary sewer systems within existing and future public right-of-way consistent with the goals and policies of the Comprehensive Plan for provision of public services.***



*The project biologist has identified two Category IV wetlands on the site. The larger of these is located in the northwest portion of the site and will remain undisturbed and permanently protected within a combined open space and critical area tract created by the subdivision. The protection and enhancement of permanent open space proposed by the project is consistent with both the policies of the Comprehensive Plan and specific objectives of the PRD code to retain natural and environmentally sensitive areas. The significant park and usable recreational open space areas provided by this project also add to the overall environmental benefit of the PRD as proposed.*

- B. The PRD accomplishes a development that is better than that resulting from traditional development and provides a net benefit to the city. A net benefit to the city may be demonstrated by the following:

1. Conservation of natural features and sensitive area,

*The current site is comprised of mostly cleared areas with lawn, pasture, gravel driveways, and two single-family residences as land cover. There are two wetlands on the project site. The project biologist has identified and delineated two onsite wetlands. Wetland A is an isolated Category IV wetland less than 4,000-square feet and meets the exemption requirements per MMC 20.05.050.B.1, therefore, Wetland A is exempt from the development provisions within MMC 20.05 and does not require an associated buffer. Wetland A will not be directly impacted and will be placed in a combined open space and critical areas tract (Tract A). Wetland B is a Category IV wetland approximately 1,545 square feet in size and the biologist has indicated that it does not appear to be isolated from all other surface waters; therefore, Wetland B is subject to the development provisions of MMC 20.05. No other potentially regulated wetlands or fish and wildlife habitat were identified within 300 feet of the subject property. In order to provide City-required frontage improvements and maintain reasonable site development, the project requires the complete fill of Wetland B. Mitigation for this impact will be provided through the purchase of wetland mitigation bank credits from the Snohomish Basin Mitigation Bank (SBMB), as allowed per MMC 20.05.080.G.4.i.*

2. Placement, style or design of structures,

*The residential lots within the PRD maintain a mixture of lot sizes consistent with MMC 18.84.080.H(15) and, thus, will also accommodate a variety of building styles. The mixture of lot sizes and building product will likely also result in some variation in sales pricing. Example building footprints, elevations, materials, and colors that are anticipated for this project are not included with this application but can be made available upon request if that information is necessary or would be helpful in the City's review.*

3. Recreational facilities,

*The project provides common open space and recreation area in a large tract in the northwest portion of the site. This open space tract will be graded and landscaped to facilitate a number of activities—passive and active. Amenities within this park area will include benches, picnic tables, formal paths and playground equipment that will connect different areas of the park space with the public sidewalks that front the residential areas.*

*MMC 18.84.080.A specifies that the PRD shall make provisions for park and common recreation open space at a ratio of 900 square feet per base dwelling unit for the R4 zone. The number of base units for this project is 35 which would require a minimum of 31,500 square feet (0.72 acres)*



*of park and recreation open space. The project proposes one open space and recreation tract (Tract A) with a total area of 44,546 square feet (1.02 acres) and a usable area outside of Wetland A of 41,683 square feet (0.96 acres). This is more than 10,000 square feet, or about 32% more park area than the required minimum. The usable area of Tract A has been programmed with a combination of active and passive recreation areas as shown on the accompanying landscape plans.*

*Tract A provides convenient access via the public sidewalks and has been designed to optimize the amount of large contiguous usable area. The proposed finished grading of the park and open space will be designed with the final engineering and construction permitting phase of the project as necessary to facilitate active program elements, passive uses, gathering spaces, and pedestrian paths.*

*Other onsite open space and landscape areas are proposed in addition to the formal park space. This includes a large tract (Tract E) containing a storm drainage pond. A 10-foot wide perimeter landscape buffer along the northern property boundary provides a visual buffer from the existing single-family residences north of the project site.*

4. Interconnected usable open space,

*The project provides a large common open space and recreation area in the northwest portion of the site. This open space tract will be graded and landscaped to facilitate a number of activities—passive and active. Amenities within this recreation and landscape area will include benches, picnic tables, paths, playground equipment, and maintained and natural landscaping to connect different areas of the park space with the public sidewalks that front the residential areas.*

*The dedicated open space tract provides convenient access via the public sidewalks. The proposed finished grading of the park will be designed with the final engineering and construction permitting phase of the project as necessary to facilitate active program elements, passive uses, and pedestrian paths. The park area is interconnected and easily accessed from each of the residential lots within the community by a continuous series of concrete sidewalks.*

5. Provision of other public facilities,

*The project will improve its existing frontage of Chain Lake Road and extend a public road, storm drainage, water, and sewer utilities throughout the site. Road A and the public infrastructure therein will be constructed to the east property boundary and is anticipated to connect to the proposed Woods Creek Highlands PRD future development.*

6. Aesthetic features and harmonious design, and

*The large park/open space tract (Tract A) has been located in the northwest portion of the site in order to include the onsite wetland and provide a natural area for the residents of the community. Site grading has been designed to the extent practical to maintain grades that make the landscape of the open spaces—park and natural—visible and accessible and at a residential scale to be enjoyed by the surrounding residences.*

*The housing product anticipated for this project includes attractive design details and features that are consistent with typical northwest housing styles. Additionally, the site layout and landscaping design integrate the natural environment with the streetscape and building styles. This integrated*



***approach would be compatible with the surrounding properties and future developments under comparable land use designations.***

7. Energy-efficient site design and/or building features; and

***The housing products anticipated for this project will be designed to current and applicable Washington State Energy Code standards. These standards include inherent energy efficiencies and provide incentives for such things as efficient appliances. The extensive open space area also provides environmental benefits.***

- C. The PRD will be served by adequate public facilities including streets, fire protection, water, storm water management, and sanitary sewer for acceptable waste controls, as demonstrated by the submittal and review of plans for such facilities as described under MMC 18.84.060; and

***The project proposes to extend and improve existing public roadway, storm drainage, and utilities to serve the project. These public infrastructure improvements will include a water and sanitary sewer terminus at the east boundary of the site for future connection/extension by others.***

- D. The proposed landscaping within the PRD's perimeter is superior to that normally required by the city; and

***The large park tract located in the northwest portion of the site (Tract A) occupies a significant portion of the north perimeter and all of the west perimeter of the project. This large, single recreation and open space area is 40 percent greater than the minimum required by the PRD code. Its prominent location and design elements provide a strong landscape feature as viewed both from adjacent properties and by the future residents of the community. Tract E provides additional buffer from Chain Lake Road to the south. Additionally, a 10-foot Type III landscape buffer is proposed along the northern property boundary that abuts adjacent residential properties to the north, which is a requirement of the PRD because it provides a consistent vegetative screen in-lieu of individual private rear yard landscaping.***

- E. At least one major circulation point is functionally connected to a public right-of-way; and

***The project will be served by extension of a public road from an improved portion of Chain Lake Road. This road will have sidewalks each side that provide for continuous and convenient pedestrian accessibility throughout the community. There will also be two internal private access tracts which have sidewalks on both sides. The project's frontage with Chain Lake Road will also be improved to a full half street for its Minor Arterial classification and generally consistent with the recently completed Easton Cove project and the recent preliminary plat approval for the Woods Creek Highlands PRD, both located south of the site.***

- F. The open space within the PRD is integrated into the design of the project rather than an isolated element; and

***The site is encumbered by moderate topography. The site plan layout, grading, and storm drainage systems have all been carefully and thoughtfully designed to accommodate the restrictions of and to limit impacts to this existing encumbrance.***

***The Kestrel Ridge PRD includes one park tract (Tract A) that provides more than 45,500 square feet (1.0 acres) of overall open space. This area has been conveniently located for both visual, passive, and active enjoyment by the community with convenient and contiguous pedestrian connections and more***



***than 41,600 square feet (0.96 acres) of usable recreation open space. The preliminary plans that accompany this application include landscape plans and details that illustrate the aesthetic appeal and variety of recreation program that is provided by the park tract.***

***The site grading has been designed to the extent practical to maintain grades that make the landscape of the open spaces—park and natural—visible and accessible and at a residential scale to be enjoyed by the surrounding residences.***

- G. The PRD is compatible with the adjacent development; and

***The project has been designed consistent with current, applicable MMC provisions for its R4 zoning. The density and lot sizes conform to the “low density single-family residential” designation provided by the City’s comprehensive plan for the site and surrounding properties.***

- H. Undeveloped land adjoining the PRD may be developed in coordination with the PRD; and

***The properties to the north, south, and west of the project site are developed. The undeveloped property to the east of the project site shares the same R4 zoning. The bulk dimensions implemented by the project as a PRD are consistent with those that will be required by future development of the properties adjacent.***

- I. The PRD is harmonious and appropriate in design, character and appearance to the existing or intended character of development in the immediate vicinity; and

***The project has been designed consistent with current, applicable MMC provisions for its R4 zoning. The density and lot sizes conform to the R4 zoning designation provided by the City’s comprehensive plan for the site and surrounding properties. The bulk dimensions implemented by the project as a PRD are consistent with those that will be required by future development of the properties adjacent.***

***The site is encumbered by moderate topography. The site plan layout, grading, and storm drainage systems have all been carefully and thoughtfully designed to accommodate the restrictions of and to limit impacts to this existing encumbrance.***

***The site grading has been designed to the extent practical to maintain grades that make the landscape of the open spaces—park and natural—visible and accessible and at a residential scale to be enjoyed by the surrounding residences.***

- J. Roads, streets and sidewalks, existing and proposed, comply with the standards and requirements of this chapter and the Monroe Municipal Code; and

***The Kestrel Ridge PRD includes one public local access road (Road A) that connects at an intersection with Chain Lake Road. This roadway includes standard 5-foot wide concrete sidewalks on each side that provide for continuous and convenient pedestrian accessibility.***

- K. Each phase of the PRD, as it is completed, shall contain the required parking spaces, open space, recreation facilities, landscaping, and utility area planned for that phase.

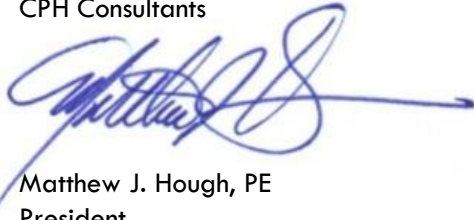
***The Kestrel Ridge PRD project is not currently anticipated for phased development. The applicant/developer reserves the right to phase the project if necessary due to market or other economic***



***conditions. If phased, it is understood that all criteria/conditions of approval related to parking spaces, open space, recreation facilities, landscaping, and utilities must be achieved for each development phase.***

Please contact me directly at (425) 285-2391 or by e-mail at [matt@cphconsultants.com](mailto:matt@cphconsultants.com) if you have questions or need any additional information to complete your review and approval of the preliminary plat and PRD. Your time, efforts, and consideration are appreciated. Thank you.

Sincerely,  
CPH Consultants

A handwritten signature in blue ink, appearing to read 'Matthew J. Hough', with a long horizontal flourish extending to the right.

Matthew J. Hough, PE  
President

Enclosures: Preliminary Site Plan (reduced)  
Park, Recreation, and Open Space Plan (reduced)  
Landscape and Recreation Plans and Details (reduced)

Cc: Mr. Robert Fitzmaurice (Taylor Development, Inc.)  
copy to file





EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS. IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ORCA LAND SURVEYING (JOB NO. 2019-087), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ORCA LAND SURVEYING:

PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTH HALF;  
THENCE NORTH 88°21'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF A  
DISTANCE OF 434.68 FEET;  
THENCE SOUTH 13°09'00" WEST A DISTANCE OF 353.35 FEET TO A POINT ON THE NORTHERLY LINE OF  
THE COUNTY ROAD;  
THENCE NORTH 76°15'00" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 66.09 FEET;  
THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 686.80  
FEET THROUGH A CENTRAL ANGLE OF 24°06'00" AN ARC DISTANCE OF 288.89 FEET;  
THENCE NORTH 52°45'00" WEST A DISTANCE OF 34.40 FEET TO A POINT ON THE WEST LINE OF SAID  
NORTH HALF;  
THENCE NORTH 0°57'33" WEST ALONG SAID WEST LINE A DISTANCE OF 173.75 FEET TO THE POINT OF  
BEGINNING.

THENCE NORTH 88°21'52E ALONG THE NORTH LINE OF SAID NORTH HALF, 434.68 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 13°09'00" WEST, 148.31 FEET;  
THENCE SOUTH 76°51'00" EAST 176.61 FEET;  
THENCE SOUTH 4°26'50" EAST 207.43 FEET TO A POINT ON THE NORTHERLY LINE OF THE COUNTY ROAD;  
THENCE SOUTH 76°51'00" EAST ALONG SAID NORTHERLY 228.21 FEET;  
THENCE NORTH 141°42'AS EAST 470.87 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH HALF;

NAVD88

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
2. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT THE EXPRESS RE-CERTIFICATION BY THE LAND SURVEYOR.
3. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.

1. TOPOGRAPHY INFORMATION LOCATION OF OFF-SITE FEATURES & TOPOGRAPHY IS APPROXIMATE.
2. THE UNDERGROUND UTILITIES ARE APPROXIMATE. THE LOCATIONS, AS SHOWN ON THIS PLAN, WHERE DRAWN PER FIELD LOCATED PAINT MARKS AND AVAILABLE RECORDS.

GENERAL	
PARCEL NO.:	28073100200600, 28073100202500, 28073100202700
SITE ADDRESS:	13217, 13305, 13323 CHAIN LAKE ROAD MONROE, WA 98272
EXISTING ZONING:	R4
SITE DEVELOPMENT	
TOTAL SITE AREA	8.76 AC
CRITICAL AREAS (WETLAND "A")	0.09 AC
TOTAL DEVELOPABLE AREA	8.67 AC
IMPERVIOUS AREAS:	
BUILDINGS AND DRIVEWAYS	2.74 AC
ROADWAY AND SIDEWALKS	1.75 AC
POND SURFACE	0.62 AC
PERVIOUS AREAS:	
PLANTER STRIP LANDSCAPING	0.17 AC
PARK AND YARD LANDSCAPING	4.14 AC
ALLOWABLE RESIDENTIAL DENSITY:	
ALLOWABLE BASE DENSITY	8.76 AC x 4.00 DU/AC = 35 LOTS
PRD DENSITY BONUS	0.30 x 35 = 11 LOTS
TOTAL ALLOWABLE UNITS	46 LOTS
PROPOSED NO. LOTS	46 LOTS
MINIMUM LOT WIDTH	
MINIMUM ALLOWABLE LOT COVERAGE	40 FT 60%
MINIMUM LOT SIZE PROPOSED	
	3,305 SF

MINIMUM REQUIRED (900 SF/LOT x BASE DENSITY):	900 x 35 = 31,500 SF
PARK AND RECREATION OPEN SPACE PROVIDED:	TRACT A 44,546 SF
	<u>WETLAND "A" 3,853 SF</u>
	TOTAL 41,683 SF

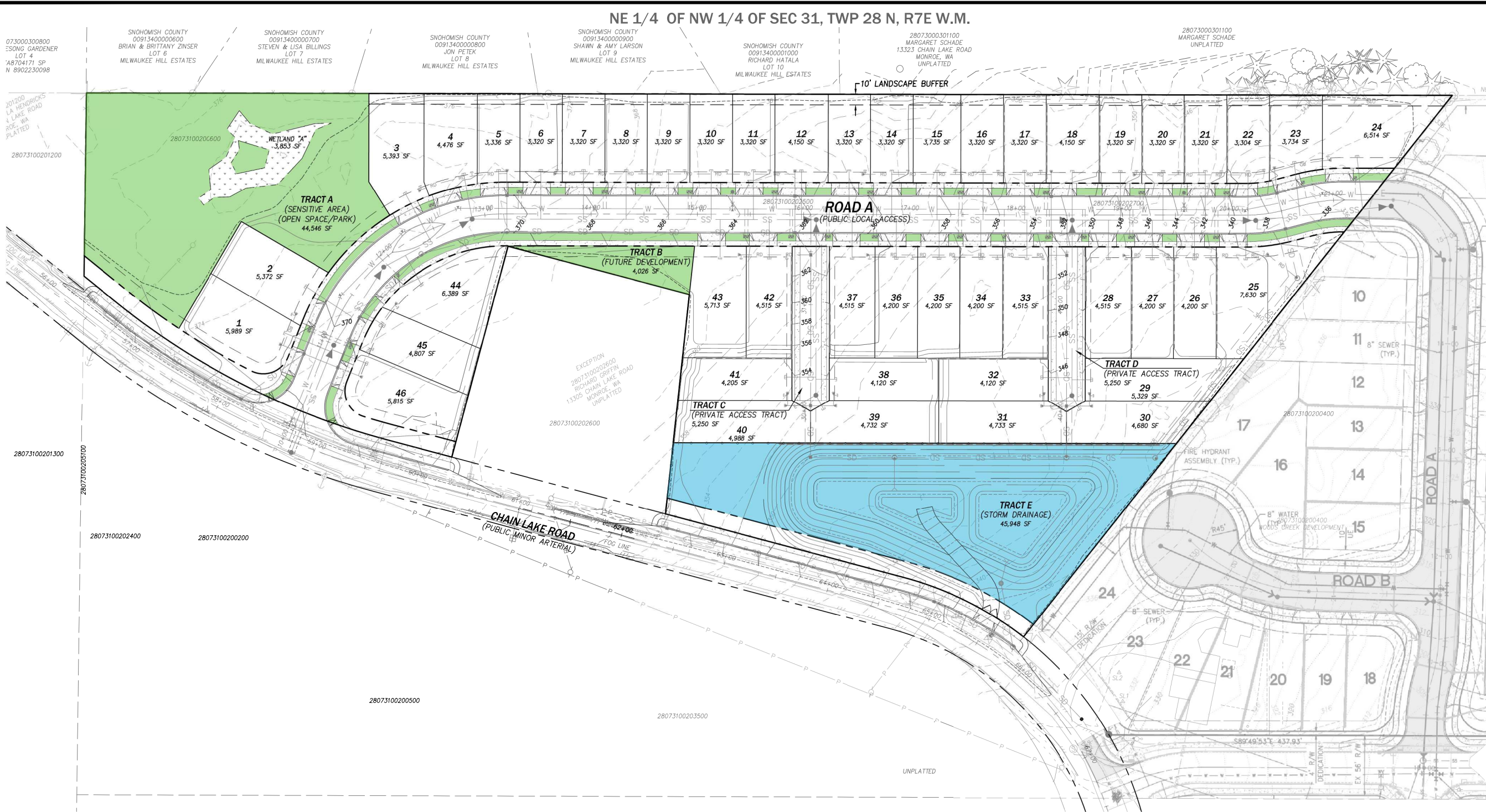
WATER	CITY OF MONROE
SANITARY SEWER	CITY OF MONROE
STORM DRAINAGE	CITY OF MONROE
FIRE DISTRICT	SNOHOMISH COUNTY FIRE DISTRICT NO.
SCHOOL DISTRICT	MONROE SCHOOL DISTRICT NO. 103
POWER	SNOHOMISH CO. PUD
NATURAL GAS	PUGET SOUND ENERGY
CABLE	COMCAST
TELEPHONE	FRONTIER



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CNOT261916  
CSIT261916  
CUSD261916  
CUWS261916  
PTBLOCK



## LEGEND

	COMMON LANDSCAPE, OPEN SPACE, OR FUTURE DEVELOPMENT
	STORM DRAINAGE

## OPEN SPACE AND RECREATION

REQUIRED PARK AND RECREATION:	35 DU (BASE DENSITY) x 900 SF/DU= 31,500 SF
PROVIDED PARK AND RECREATION:	TRACT A 44,546 SF WETLAND "A" 3,853 SF TOTAL 41,683 SF

NOTE: SEE LANDSCAPE PLANS FOR PARK AND RECREATION AREA PLANTING AND AMENITY DETAILS.

NO.	DATE	REVISION	BY	CHK.	MUH
1	12/24/19	PRELIMINARY PRO SUBMITTAL			

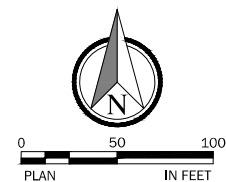


**KESTREL RIDGE**  
**PRELIMINARY SUBDIVISION**  
**PARK, RECREATION, AND OPEN SPACE PLAN**  
CITY OF MONROE  
SNOHOMISH COUNTY, WASHINGTON

CLIENT  
**KESTREL RIDGE 27, LLC**  
15 LAKE BELLEVUE DRIVE  
SUITE 102  
BELLEVUE, WA 98005  
PHONE: (425) 869-1300

**CP|H**  
**CONSULTANTS**  
Site Planning • Civil Engineering  
Land Use Consulting • Project Management  
11431 Wilkins Rd, NE, Suite 120  
Redmond, WA 98052  
Phone: (425) 285-2390 | FAX: (425) 285-2389  
www.cphconsultants.com

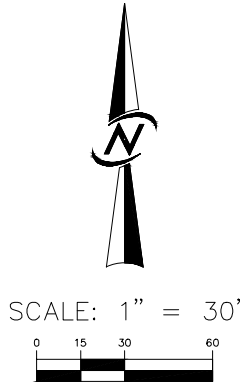
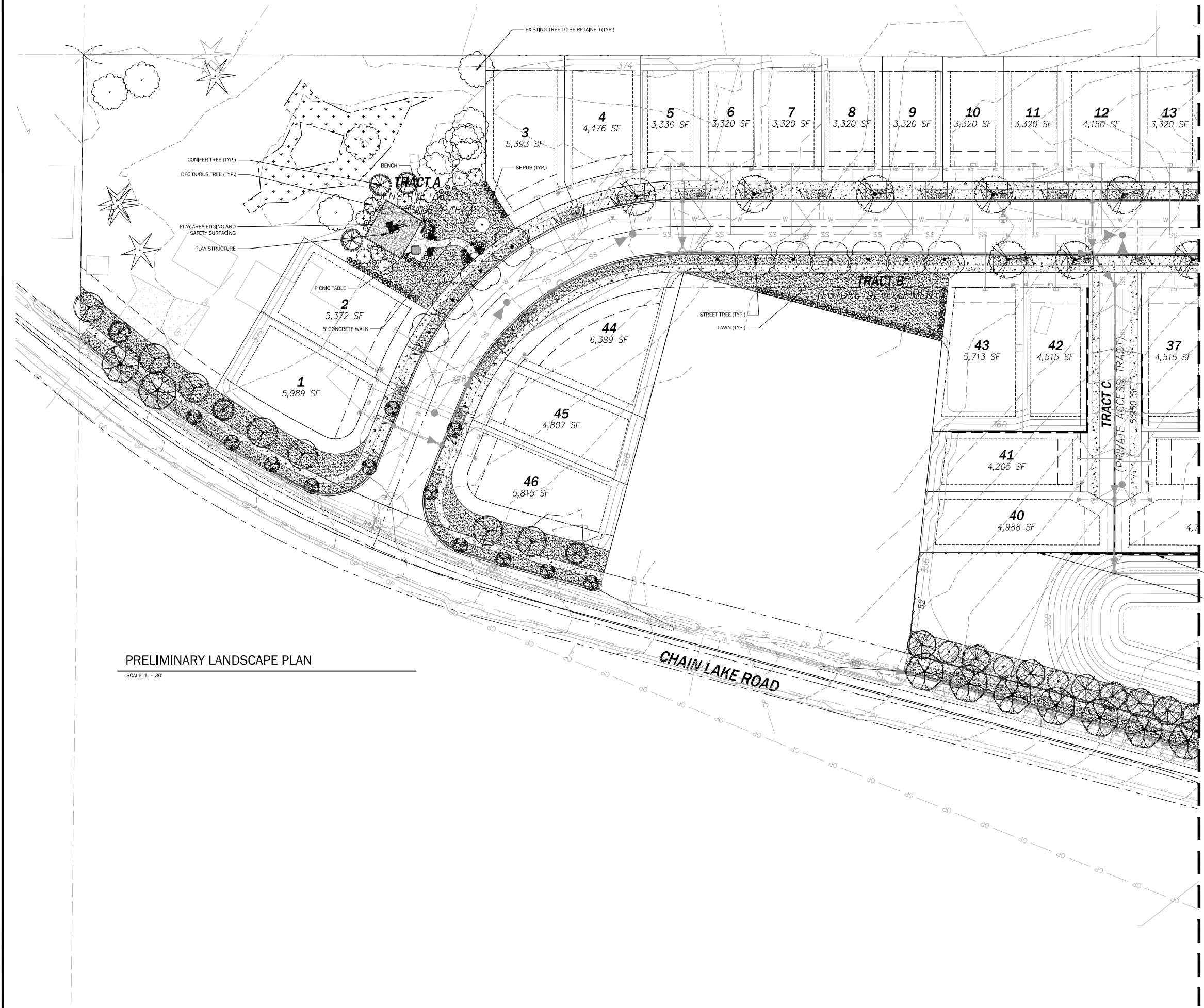
PROJECT NO.  
0026-19-016  
DRAWING  
**P7.00**  
SHEET 14 OF 20



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12/26/2019 7:19 PM MATT HUGH





PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 30'

MATCHLINE - SEE SHEET L2.03

RETAINING WALL (TYP.)  
SEE CIVIL PLANS BY OTHERS

FENCE (TYP.)  
SEE CIVIL PLANS BY OTHERS

DATE: DECEMBER 2019		PROJECT NUMBER: 19192	
DESIGNED: LBS	BY: LBS	PROJECT MANAGER: LINDSEY B. SOLORIO, P.L.A.	
DRAWN: LBS	BY: LBS	PROJECT MANAGER: LINDSEY B. SOLORIO, P.L.A.	
APPROVED: LBS	BY: LBS	PROJECT MANAGER: LINDSEY B. SOLORIO, P.L.A.	
SHEET: L2.02		OF: 6	
PROJECT NUMBER: 19192			

STATE OF WASHINGTON  
LAND SURVEYORS  
JAMES BENNETT & SONS  
LICENSED LANDSCAPE ARCHITECT  
NO. 19192 EXP. 04/11/2020

CIVIL ENGINEERING  
LANDSCAPE ARCHITECTURE  
PLANNING  
SURVEYING  
DESIGN

**CORE**  
DESIGN

12100 NE 195th St, Suite 300, Bothell, Washington 98011 425.885.7877

PRELIMINARY LANDSCAPE PLAN  
KESTREL RIDGE  
KESTREL RIDGE 27, LLC  
15 LAKE BELLEVUE DRIVE, SITE 102  
BELLEVUE, WA 98005



